

STATEMENT OF ENVIRONMENTAL EFFECTS

103 Powderworks Road, NORTH NARRABEEN



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1. INTRODUCTION

This Statement of Environmental Effects (SEE) supports a Development Application (DA) for alterations and additions to an existing residential dwelling at 103 Powderworks Road, North Narrabeen. The proposed development aims to improve the usability and amenity of the dwelling and its outdoor space, consistent with applicable planning controls and policies.

This SEE is prepared in accordance with the following statutory instruments:

- Pittwater Local Environmental Plan 2014 (PLEP 2014)
- Pittwater 21 Development Control Plan (PDCP 21)
- Environmental Planning and Assessment Act 1979 (EP&A Act)

The following details and documents have been relied upon in the preparation of this document:

- Architectural Plans prepared by Ben Yee Architects
- BASIX Certificate No. A1796972
- Stormwater Management Plan prepared by 5S Projects Consulting Engineers
- Geotechnical Report S-0226.00 R1 prepared by D&N Geotechnical Consultants

It provides an overview of the site and proposal, an assessment of applicable planning controls, consideration of environmental impacts, and demonstrates compliance with legislative requirements.

2. SITE DESCRIPTION AND LOCALITY

Site Address: 103 Powderworks Road, North Narrabeen NSW 2101

Lot Description: Lot C in DP 103334

Zoning: C4 Environmental Living (PLEP 2014)

Site Area: 630.9 m²

Environmental Context for C4 Zone:

The C4 Environmental Living zone under the Pittwater LEP 2014 is intended to conserve land that has special ecological, scientific or aesthetic values. Developments in this zone must respond sensitively to landscape features and environmental constraints. The site at 103 Powderworks Road is not mapped as bushfire-prone or flood-affected, nor does it contain any threatened species habitat. However, the sloping nature of the land and its integration with landscaped gardens places importance on maintaining low-impact built form and high permeability. This development has been designed accordingly, with retention of over 60% of the site as soft landscaped area, minimal vegetation removal, and built works concentrated within the previously disturbed footprint.

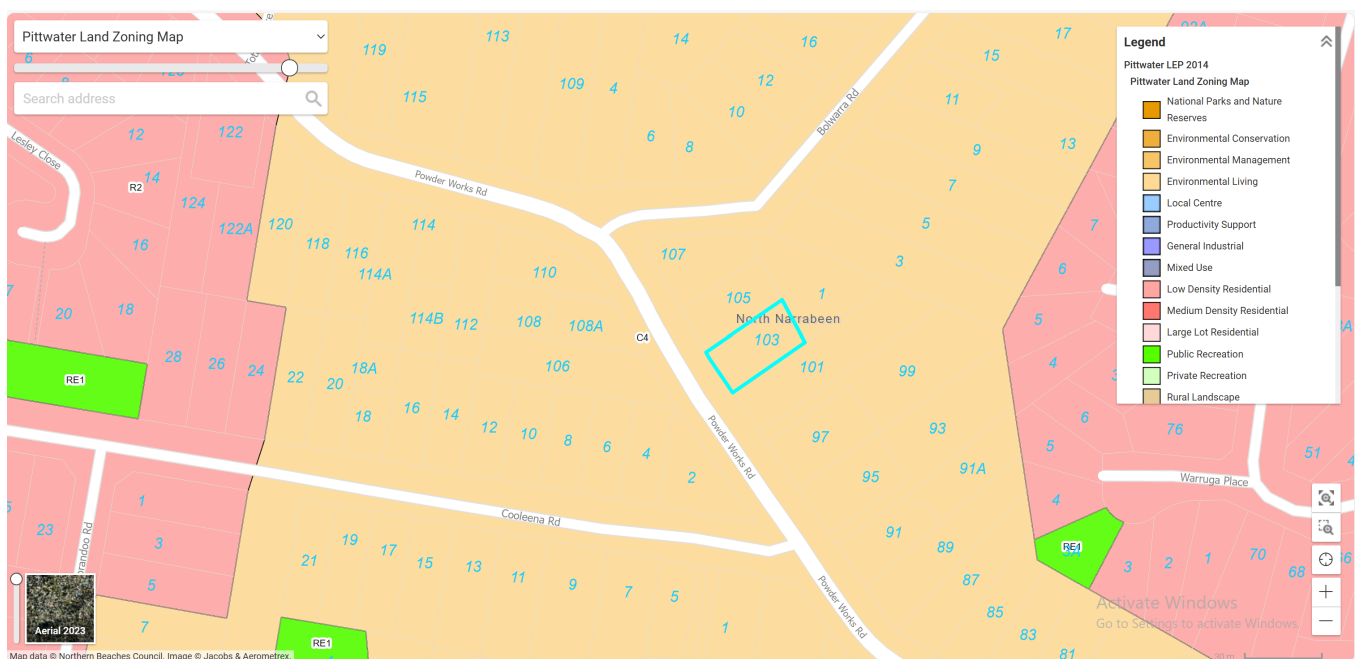


Figure 1. Site location

Topography: The land slopes from rear (south) to front (north), with contours ranging from RL 52.75 to RL 48.00.

Existing Improvements:

- A two-storey detached brick and cladding dwelling with carport
- External paved/tiled deck
- Landscaped front yard with pond and paving

Surrounding Development:

The site is located in a well-established residential neighbourhood characterised by detached dwellings of one and two storeys. Neighbouring lots include 101 and 105 Powderworks Road, both of which contain similar low-density dwellings.

Vegetation and Constraints:

The site is landscaped with lawn and shrubs. Three trees are proposed for removal, with no known ecological significance. The site is not flood-affected, bushfire-prone, or identified as being at risk from geotechnical hazards.

3. DESCRIPTION OF PROPOSAL

The development involves alterations and additions to the existing dwelling and improvements to the outdoor areas at 103 Powderworks Road, North Narrabeen. The works are designed to complement the existing dwelling and respond sensitively to the site's sloping topography.

The proposal includes:

- **Ground floor:** A rear extension to accommodate a covered verandah (glass awning and new metal roof) accessed through new sliding doors from the living areas.
- **Lower ground floor:** A rear addition containing a new bedroom, study, kitchenette, and rumpus room, along with renovation of the existing laundry.
- **Outdoor works:** Construction of a new 25m² swimming pool with a surrounding 91m² tiled deck, privacy screening, balustrades, and associated landscaping.

The materials and finishes are contemporary yet recessive, using non-reflective cladding, face brickwork, and a low-pitched roof to integrate with the existing home and surrounding character.

Gross Floor Area (GFA): 208m²

Floor Space Ratio (FSR): 0.33:1 (below the 0.5:1 maximum)

Soft Landscaping Area: 382.2m² (60.6%)

The proposed additions are modest in scale, enhance the functionality of the home, and are consistent with the character of surrounding development. and sensitive to the local context. They enhance the dwelling's amenity and liveability while retaining compatibility with surrounding development. and sensitive to the local context. They enhance the dwelling's amenity and liveability while retaining compatibility with surrounding development. and sensitive to the local context.

4. PLANNING CONTROLS ASSESSMENT

The proposed alterations and additions have been assessed against both the development standards outlined by Pittwater LEP 2014 and Pittwater 21 DCP as outlined in the following sections.

4.1 Pittwater Local Environmental Plan 2014

4.1.1 PART 4 PRINCIPAL DEVELOPMENT STANDARDS

Clause	Development Standard	Proposal	Compliance
Zoning	C4 Environmental Living	Dwelling additions & ancillary works	Yes
Clause 4.3 – Building Height	Max 8.5m	Max RL 57295 – RL 49680 = 7.61m Refer to drawings	Yes
Clause 4.4 – FSR	Max 0.5:1	0.33:1	Yes
Clause 6.9 - Stormwater	Lawful discharge required	Managed via 2x3000L OSD tanks, dispersion trench and 1500L rainwater tank	Yes

The proposal is permissible with consent and satisfies all applicable standards. The objectives of the C4 Environmental Living zone include enabling low-impact residential development in areas with special ecological, scientific or aesthetic values while ensuring development is compatible with the environmental characteristics of the land. The proposal aligns with these objectives by:

- Maintaining a low-density building footprint (FSR 0.33:1)
- Preserving over 60% of the site as soft landscaping
- Minimising vegetation removal and avoiding disturbance to ecologically sensitive areas
- Designing additions that are low in scale, well-articulated, and integrated with existing topography
- Using high-quality, low-reflectivity materials that respect visual amenity

4.1.2 PART 7 – ADDITIONAL LOCAL PROVISIONS

These additional provisions have been considered in the design and assessment of the development and do not present any impediment to approval.

Clause	Title	Relevance & Assessment	Compliance
7.1	Acid sulfate soils	Site classified Class 5; minor excavations only	Yes
7.2	Earthworks	Minimal cut (90m ³) and fill (168m ³) proposed for pool and lower ground floor. Site management includes erosion controls and retaining structures	Yes
7.3	Flood planning	Not applicable – site is not identified as flood prone	N/A
7.4	Biodiversity protection	Site not mapped as containing significant biodiversity	Yes
7.7	Geotechnical hazards	Site not affected by landslip or hazard mapping.	N/A
7.8	Landslip Risk	Managed via low scale development and limited disturbance. Refer to geotechnical report	Yes
7.10	Essential services	All required services are existing and adequate	Yes

4.2 Pittwater 21 Development Control Plan (PDCP 21)

4.2.1 B3 HAZARD CONTROL

4.2.1.1 B3.1 Landslip Hazard

The site is not identified as being subject to landslip or geotechnical hazard under Council's hazard mapping. The proposed development involves limited excavation and fill works which are modest in scale and located within a previously disturbed area (refer to drawing DA-15). All earthworks will be managed in accordance with best-practice geotechnical guidelines, and supported by engineered retaining walls and sediment controls shown on drawing DA-03 and noted in the Geotechnical Report by D&N Geotechnical consultants revision 1. The proposal is therefore considered to be low-risk and compliant with Clause B3.1.

4.2.1.2 B4.1 Flora and Fauna Habitat Enhancement

The property does not contain significant native vegetation or mapped wildlife corridors. Three small ornamental trees are proposed for removal, with no ecological value or biodiversity constraints. Soft landscaping will be reinstated following construction, including turf and low-maintenance planting, enhancing the environmental quality of the site. No habitat for threatened species will be disturbed.

4.2.1.3 B5.1 Stormwater Management

The proposed development complies with Clause B5.1 by incorporating a stormwater drainage strategy that manages runoff in a safe, sustainable, and environmentally responsible manner. The system is designed in accordance with best practice water-sensitive urban design and Council's requirements, as demonstrated in the stormwater plans prepared by 5S Projects Consulting Engineers (Drawing No. BFSP-DWG-254367 Rev B, dated 11/06/2025).

Key elements include:

- **On-Site Detention (OSD):** Incorporated to manage increased impervious area (347m²), mitigating peak discharge and flow rates to pre-development conditions.
- **Lawful Point of Discharge:** All roof and hardstand runoff is directed to a lawful discharge point via underground stormwater drainage and dispersion trench system.
- **Rainwater Reuse:** A **1,225L rainwater tank** is provided in accordance with BASIX Certificate A1796972, collecting runoff from ≥69m² of roof area and connected to a tap within 10m of the pool for water reuse.
- **Minimised Impact:** The stormwater design protects downstream properties and public infrastructure from flooding, erosion, and pollution.

This approach is consistent with the objectives of Clause B5.1, providing effective stormwater quality and quantity control for a site within an environmentally sensitive zone.

4.2.1.4 B5.2 Erosion and Sediment Control

The proposal complies with Clause B5.2 by adopting erosion and sediment controls in accordance with the **Landcom “Blue Book – Managing Urban Stormwater: Soils and Construction”**. These measures will be implemented prior to construction commencement and maintained throughout the works.

Measures include:

- **Sediment Fencing:** Installed around the disturbed area perimeter to intercept runoff.
- **Stabilised Site Access:** To prevent soil tracking onto the public road network.
- **Silt Barriers & Straw Bales:** Around stormwater inlet points and slopes.
- **Stockpile Protection:** Ensuring excavated material is securely stored away from drainage lines.

These controls are also shown in the stormwater and erosion control plans (Sheets H01–H06), demonstrating a proactive approach to construction-phase environmental protection.

4.2.1.5 B6.1 Waste Management

During construction, waste will be managed using designated skip bins and builder’s toilets (refer to DA-02). Materials will be stored safely on-site and removed regularly by licensed contractors. No demolition waste will be left in the public domain. The proposal includes appropriate post-construction waste storage arrangements via Council kerbside collection.

4.2.1.6 B8.1 Construction and Demolition Management

All construction activity will be confined within the subject site, and measures will be implemented to minimise disruption to neighbours. Access for construction vehicles will be limited to designated entry points. Dust suppression, noise mitigation, and work-hour restrictions will be observed as per Council and EPA regulations.

These general controls demonstrate that the proposal has been carefully designed and managed to minimise impacts on the environment, neighbouring properties, and local infrastructure in accordance with Section B of the Pittwater 21 DCP.

4.2.2 C1 DESIGN CRITERIA FOR RESIDENTIAL DEVELOPMENT

4.2.2.1 C1.1 Landscaping

The proposal provides 382.2m² of soft landscaping, equating to 60.6% of the site area, significantly exceeding the 40% minimum required under the DCP. Notably, the front of the site—defined as the area between the front boundary and the primary building line—also complies with Clause C1.1 by maintaining over 60% of this frontage as landscaped area. Existing features such as lawn, garden beds, and a pond are retained, and additional soft planting will be introduced to enhance visual screening from the street.

This ensures that the development aligns with the specific requirement for single dwellings to provide at least 60% of the front setback as landscaping, contributing positively to streetscape amenity, visual privacy, and environmental performance. Hard surfaces in the front setback are minimised and limited to the existing carport and entry pathway.

4.2.2.2 C1.2 Safety and Security

The dwelling layout ensures passive surveillance of both the street and rear yard. Entrances are clearly defined and well-lit, and sightlines are maintained from habitable rooms. No high fencing is proposed at the street frontage, enhancing visibility and safety.

4.2.2.3 C1.3 View Sharing

The additions are single-storey elements at the rear and within the existing topography. View sharing is preserved, with no impact to neighbouring outlooks or view corridors. The structure remains below the building height limit and behind the established building line.

4.2.2.4 C1.4 Solar Access

Shadow diagrams (DA-10 to DA-12) confirm that adjoining properties receive at least 3 hours of direct sunlight to principal open space areas during winter solstice (21 June), complying with Council controls. Internal living areas are designed to maximise solar access.

4.2.2.5 C1.5 Building Envelope

All new works are within the 45-degree building envelope projected from the street boundary and comply with the maximum height control of 8.5m. The design uses stepped floor levels to respond to site slope, avoiding excessive bulk and ensuring compatibility with neighbouring built form.

4.2.2.6 C1.6 Building Separation

Side setbacks range from 1.245m to 3.127m, exceeding the minimum 1m requirement and ensuring spatial separation from adjoining buildings. These setbacks support visual privacy and allow access to daylight and ventilation.

4.2.2.7 C1.7 Private Open Space

Private open space areas exceed the 24m² minimum and provide over 98m² with direct access from internal living areas. The space is functional, usable, and designed to accommodate outdoor recreation, landscaping, and the new swimming pool.

4.2.2.8 C1.10 Fencing

No new front fencing is proposed. Existing side and rear boundary fencing will be retained or replaced where necessary to maintain privacy and containment.

4.2.2.9 C1.12 Waste Management

A builder's toilet and construction waste bin are shown on DA-02. Waste will be stored appropriately and removed via licensed contractors. Post-construction, waste collection will continue via Council's kerbside service.

These controls demonstrate that the development responds sensitively to site context, supports residential amenity, and aligns with both the performance criteria and objectives of PDCP 21 Section C.

4.2.3 D11 NORTH NARRABEEN LOCALITY CONTROLS

The site is located within the North Narrabeen Locality as identified in D11 of the PDCP 21. The proposed development has been reviewed against the key locality-specific planning outcomes and is considered compliant.

4.2.3.1 D11.1 Character as Viewed from a Public Place

The proposed alterations and additions maintain a low-scale, residential character consistent with the desired future character of the North Narrabeen locality. As viewed from Powderworks Road, the development is visually recessive due to its siting, scale, and materials. The existing vegetation and generous front setback (27.9m) assist in screening the built form from the street. No significant visual bulk or intrusion will be perceptible from public vantage points.

4.2.3.2 D11.2 Scenic Protection – General

The development preserves the natural and scenic qualities of the site and surrounding area. Built works are confined to the lower portion of the site and below ridge lines, ensuring they do not dominate the skyline. The use of natural materials, low-pitched rooflines, and soft landscaping mitigates visual impact and integrates the development into the bushland setting.

4.2.3.3 D11.3 Building Colours and Materials

External finishes include charcoal grey cladding (James Hardie Oblique), red-brown face brickwork (Austral), and a deep grey metal roof (Lysaght Custom Orb), all of which are low-reflective and suitable for the natural and coastal context. Powder-coated aluminium window frames and clear glass balustrades further contribute to the subdued palette. These materials meet DCP criteria to minimise glare and visual dominance in the landscape.

4.2.3.4 D11.6 Front Building Line

The proposed works are located well behind the required 6.5m minimum front setback, with the existing building line positioned at approximately 27.9m. This significantly exceeds Council requirements and ensures the dwelling does not visually dominate the street.

4.2.3.5 D11.7 Side and Rear Building Line

Side setbacks vary from 1.245m to 3.127m, which exceed the 1m minimum requirement. The rear setback is over 9m. These setbacks provide adequate separation from boundaries, support amenity and privacy, and contribute to the open landscaped character of the area.

4.2.3.6 D11.9 Building Envelope

The development comfortably fits within the building envelope defined by the 45-degree plane projected from a height of 4.5m at side boundaries. The maximum building height is well below the 8.5m LEP limit. Stepped levels and articulation ensure minimal bulk and effective integration with topography.

4.2.3.7 D11.10 Landscaped Area – General

The proposal provides 60.6% of the site as soft landscaped area, exceeding the DCP requirement for environmentally sensitive land. Landscaping is focused in the front, side and rear setbacks, supporting the visual character and environmental functions of the site. Impervious areas are limited, and the design promotes on-site infiltration and vegetation retention.

4.2.3.8 D11.11 Landscaped Area – Environmentally Sensitive Land

The site falls within Area 1 under the Landscaped Area Map, and is zoned C4 Environmental Living. In accordance with the control, a minimum of 60% of the site area must be provided as landscaped area. The proposed development provides 60.6% of the site (382.2m² of 630.9m²) as soft landscaping, thereby complying with this requirement.

The landscaped area calculation excludes all impervious hardstand areas and focuses on vegetated zones that support deep soil planting. Minimal vegetation will be removed (three small non-native trees), and additional low-maintenance planting/turf is proposed at the rear — particularly around the pool and retaining walls—to improve the site's ecological value and reinforce the coastal garden character.

In accordance with permitted variations under D11.11 for land zoned R2 Low Density Residential or E4 Environmental Living (which equally apply to the C4 zone), uncovered decking and impervious surfaces less than 1 metre in height and used for outdoor recreation are permitted within the landscaped area provided they do not exceed 6% of the total site area. The uncovered deck associated with the pool and paved walkways on site fall well within this 6% threshold, are located at or below 1 metre above natural ground level, and are designed for outdoor amenity. Therefore, these features are compliant with the DCP variation.

An updated site analysis plan (DA-03) includes:

- Total site area: 630.9m²
- Existing hard surface area: 203.35m²
- Proposed hard surface area: 248.7m²
- Soft landscaped area: 382.2m² (60.6%)
- Impervious recreational areas <6% of site area: compliant

The proposal achieves the DCP outcomes by:

- Minimising bulk and scale through setbacks and split-level design
- Retaining and supplementing vegetation to visually soften the built form
- Supporting biodiversity through deep soil planting and soft landscaped zones
- Reducing stormwater runoff via permeable surfaces and appropriate drainage design
- Providing visual and environmental integration with the surrounding locality

All landscaped elements contribute positively to the character, ecology, and amenity of the North Narrabeen locality while ensuring full compliance with the requirements of D11.11.

4.2.3.9 D11.12 Fences – General

No new front fencing is proposed, maintaining the open garden presentation to the street. Side and rear fences are existing or will be replaced like-for-like if necessary. All fencing is consistent with the low-scale, open character of the area and will not visually dominate the setting.

4.2.3.10 D11.14 Construction, Retaining Walls, Terracing and Undercroft Areas

Retaining walls are proposed to manage level transitions between the dwelling and new pool area. These walls are engineered, stepped, and screened with planting where feasible to minimise visual impact. Cut and fill volumes (90m³ cut, 168m³ fill) have been calculated to reduce unnecessary excavation. The design avoids excessive undercroft areas or terracing and ensures works remain consistent with the site's slope and character.

4.2.3.11 Summary of D11 North Narrabeen Locality – Compliance Table

Clause	Control Description	Proposal Response	Compliance
D11.1	Character as viewed from a public place	Low-scale, recessive form screened by vegetation and front setback	Yes
D11.2	Scenic Protection – General	Built form below ridgeline, low impact, bushland-compatible materials	Yes
D11.3	Building Colours and Materials	Charcoal cladding, red-brown bricks, low-reflective finishes	Yes
D11.6	Front Building Line	Existing dwelling set back approx. 27.9m	Yes
D11.7	Side and Rear Building Line	Side: 1.245–3.127m; Rear: >9m	Yes
D11.9	Building Envelope	Within 45-degree plane, below 8.5m height	Yes
D11.10	Landscaped Area – General	60.6% soft landscaping provided	Yes
D11.11	Landscaped Area – Environmentally Sensitive Land	>60% soft landscaping; 6% impervious outdoor recreation surfaces compliant	Yes

D11.12	Fences – General	No front fence; side/rear fencing retained or replaced in kind	Yes
D11.14	Construction, Retaining Walls, Terracing and Undercroft Areas	Engineered and stepped retaining, minimal cut/fill, no excessive undercroft	Yes

The development at 103 Powderworks Road demonstrates full compliance with the North Narrabeen Locality Controls under Section D11 of the Pittwater 21 DCP. It responds to the environmental sensitivity of the site, retains and enhances the landscaped setting, and integrates harmoniously with the visual and ecological values of the locality.

4.3 Environmental Planning and Assessment Act 1979 – Section 4.15

Section 4.15(1) of the Environmental Planning and Assessment Act 1979 outlines matters that a consent authority is to take into consideration when determining a development application. The following assessment addresses each relevant matter:

(a) The Provisions of Any Environmental Planning Instruments (EPIs)

The proposed development is permissible within the C4 Environmental Living zone under the Pittwater Local Environmental Plan 2014. It complies with all relevant development standards, including maximum building height (Clause 4.3), floor space ratio (Clause 4.4), and stormwater management (Clause 6.9). The Pittwater 21 Development Control Plan is also addressed in Section 4.2, where the proposal demonstrates compliance with the requirements for landscaping, solar access, setbacks, private open space, and neighbourhood character.

(b) The Likely Impacts of the Development, Including Environmental Impacts on the Natural and Built Environments and the Social and Economic Impacts in the Locality:

The development is designed to minimise environmental impacts and integrates with the existing residential context. Likely impacts are as follows:

- **Built Environment:** No adverse overshadowing or view loss occurs. The building scale is appropriate to context and respects the 45-degree building envelope from street frontage.
- **Natural Environment:** Minor vegetation removal with no impact on threatened species. Erosion control measures are in place.
- **Social Impact:** Enhances housing amenity and usability, improving living standards for occupants.

- **Economic Impact:** Supports construction sector employment during build phase, and contributes to local property improvement.

(c) The Suitability of the Site for the Development

The site is well suited to accommodate the proposed alterations and additions. It is located within an established residential precinct with access to services and infrastructure. The proposal has been designed to work with the site's slope and maintains sufficient open space and landscaping.

(d) Any Submissions Made in Accordance with the Act or the Regulations

At the time of writing, the application has not yet been notified. Any submissions received during the formal notification period will be considered and addressed in accordance with Council's procedures.

(e) The Public Interest

The development is consistent with the objectives of the planning controls and promotes a high standard of residential design and sustainability. It does not detract from the amenity of neighbouring properties and is aligned with broader community expectations for responsible development. It is therefore considered to be in the public interest.

5. ENVIRONMENTAL IMPACT CONSIDERATIONS

- **Construction Impacts:** Controlled through sediment fencing, driveway access management, and stockpile containment
- **Operational Phase:** BASIX Certificate A1796972 confirms:
 - Rainwater tank (1225L)
 - Electric heat pump
 - ≥40% LED lighting
 - Water-efficient WELS-rated taps and fittings
- **Privacy:** No overlooking from primary living spaces; screening provided
- **Character and Scale:** Proposal fits within local context and height plane

6. SITE SUITABILITY AND PUBLIC INTEREST

The site is well-located and serviced, with no environmental constraints. The design responds sensitively to the landform and provides a high standard of residential amenity.

The proposal contributes to local housing quality and supports the objectives of the C4 Environmental Living zone, without adverse impacts.

7. CONCLUSION

This report demonstrates that the proposal at 103 Powderworks Road, North Narrabeen:

- Is permissible with development consent
- Complies with all relevant planning instruments and controls
- Presents no unacceptable environmental or amenity impacts
- Is in the public interest and suitable for approval

Accordingly, it is recommended that Northern Beaches Council support the application.